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FIVE "WEEK END" DWELLING BEGAN LIFE AS LOWLY STABLE

Building Opposite Morgan Library Is Now Luxurious N. Y. Residence of Philadelphia Man Who Spends the Latter Part of Each Week Here on Business

By HARRIET SISON GILLESPIE.

It is with reluctance that one makes use of that old-fashioned word "week end," but surely there never was a time when it applied with such peculiar emphasis as in the case of the "week end" residence, just ready for occupancy, for J. Kearsley Mitchell of Philadelphia, who desiring of finding permanent living quarters in New York city has taken a stable for a home. The building, located directly opposite the handsome white marble library of the late J. Pierpont Morgan, has from a purely utilitarian structure arisen to the dignity of a "town house," and in point of comfort and convenience would be hard to match elsewhere in the city.

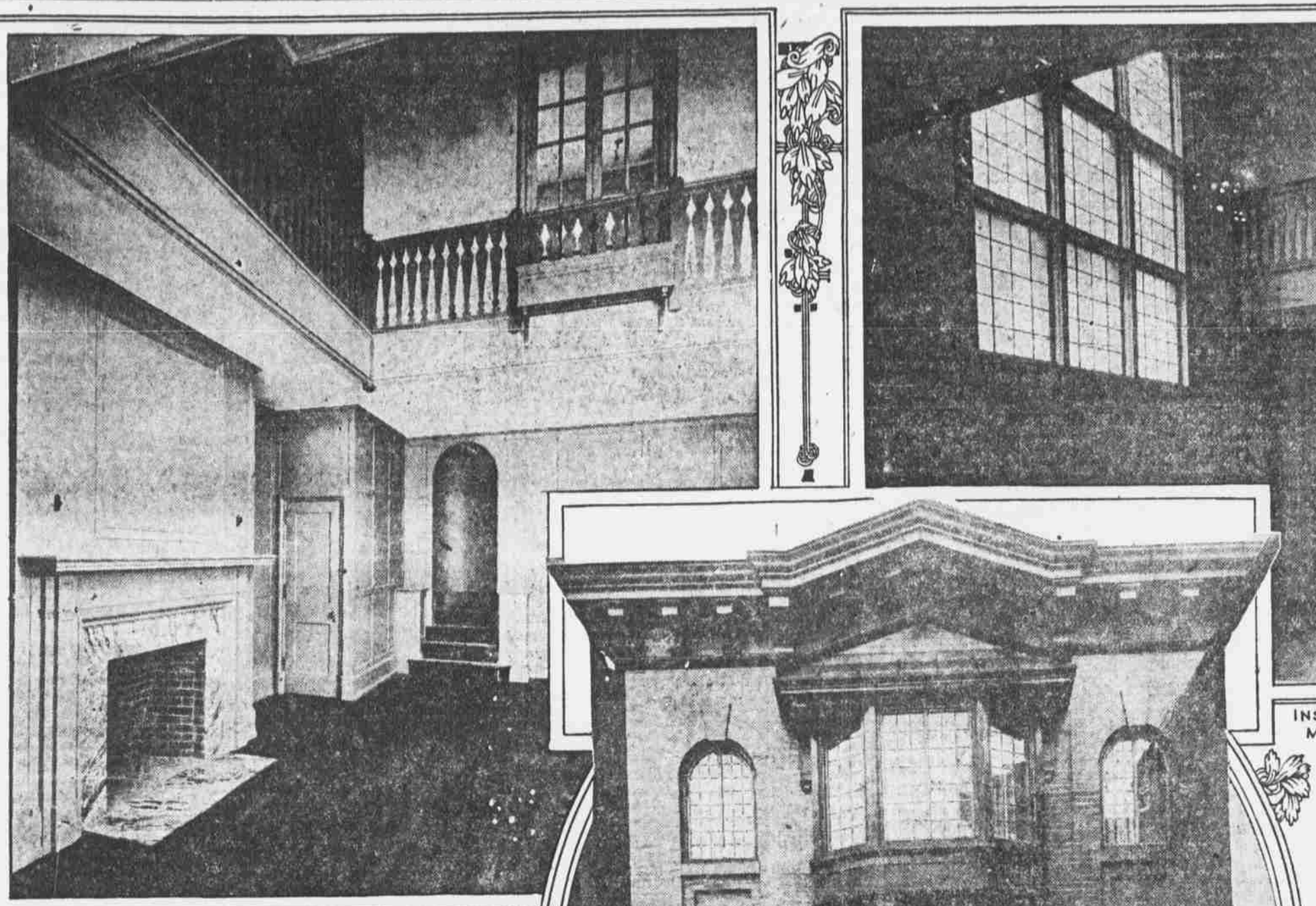
The fact that a stable has been acquired for a home is not new, but that the crisis in the housing situation has driven a man of means to this extreme is particularly interesting, as it opens up highly interesting possibilities for other original folk who prefer comfort to conventions. The recent census returns have shown that fully a million people have been added to the population of New York since the last accounting was made and this, together with the shortage of building operations, has rendered it impossible for persons to find an abode, which applies to the rich as well as the poor.

Ingenuity of Homeowner Tried.

With apartment houses chock-a-block, remodelled dwellings taken even before the ink is dry on the building contracts and hotel accommodations an unknown quantity, the ingenuity of the homeowner has been tried to the utmost to find a corner in the big city where to set up his lares and penates and make himself a home. All sorts of expedients have been tried, but by all odds the most interesting and successful experiment is that put into operation by Mr. Mitchell, son-in-law of T. T. Stotesbury of the Queen City, who when confronted with the seemingly prohibitive living conditions in New York took a three year lease on the stable belonging to the Morgan estate and adjoining the old home of Mrs. Emma J. Mason on the northeast corner of Madison avenue and Thirty-sixth street and remodelled it into a picturesque and interesting home. Mr. Mitchell secured the lease through Douglas L. Elliman at an annual rental of \$2,000, with the privilege of renewing it at the expiration of that time if the property remained unused. The work of alteration began last January and today Mr. Mitchell is occupying his new garage residence, which in its new garb loses nothing by comparison with the other houses on the street. It looks to be just what it is, a unique and picturesque dwelling, somewhat different from the rest, but charming and livable. The new house enjoys an environment that is unique for the location is unsurpassed. Right in the heart of Murray Hill, which despite the encroachment of business and boarding houses still remains one of the exclusive quarters of the city.

Facade Painted Colonial Green.

Hiding behind the tall iron fence and broad gateway that formerly opened to admit the arrival of automobiles or carriages the brick dwelling in its garb of



A VIEW OF THE MAIN ROOM SHOWING ONE OF THE BEDROOMS OPENING OUT ON THE GALLERY

Colonial green looks quaint and interesting, and if the passerby were at all curious about its presence it would be to admire its simple facade, with its leaded glass windows and pretty bay. Where the stable door formerly opened is now a group of triple leaded glass windows whose mauve draperies harmonize delightfully with the soft green painted brick of the exterior walls. Overhead in the second story a shallow bay, similarly treated, forms an additional architectural detail of interest. The main entrance is by way of a single door on the right, that to the basement on the left by way of a narrow iron railed staircase.

As the owner is connected with the Philadelphia Rubber Works, with offices in this city, it has been his custom to spend the week ends here, and in making the alterations on his new home it was essential that there should be accommodations for himself and wife, a valet and a maid. To this end the alterations were made. Mr. Mitchell first tore out the interior partitions, rebuilding the place to meet his needs. The main living or studio room was allowed to run up two full stories, which provides a fine sense of space and lends an atmosphere of dignity as well to the apartment.

One enters the studio through a small foyer, on the left of which a convenient coat closet is built, passing directly into the living quarters, which are as comfortable and convenient as any could

possibly wish. Upon entering one is attracted, first and foremost, by a huge fireplace built in the east side of the room, which forms the keynote of hospitality in this unique stable home. A mantel and trimmings of black and white marble strike an effect which harmonizes delightfully with the general color scheme of queen's gray, now so popular in interior decoration.

Big Studio Window in West Wall.

In order to provide sufficient illumination in the living room nearly the entire west wall is given over to a studio window which fills a decorative as well as a utilitarian purpose. This affords a flood of light when needed, or a soft warm glow when the curtains are drawn. Beneath the pretty leaded glass windows in front is a built in window seat upholstered and piled with many pillows in soft gray material, the same color as the wood paneled walls.

In order to provide sleeping accommodations for the family a novel plan was evolved. From the corner of the studio a picturesque stairway ascends to a balcony which runs along the east wall and connects with bedroom and bath suites both front and back.

Wardrobes opening off the balcony supply the necessary closet space. From the rooms French windows open onto the balcony, thus affording a sense of spaciousness as well as providing excellent ventilation by the cross draft. And, of course, there is a kitchenette,

diminutive, naturally, as befits a garage that has become a fine residence, but nevertheless a model of its kind. This is located at the rear of the first floor and is a marvel of convenience and efficiency.

Mr. Mitchell has spent in the neighborhood of \$25,000 in fitting up his

A FEW DEFT EXTERIOR TOUCHES HELPED TO CONCEAL THE HUMBLE ORIGIN OF THE OLD STABLE—GARAGE AT 26 EAST 36th STREET.

week end home, but he believes it will spell economy in the end. He feels he will not only save money in the venture but be far more comfortable than if he were to live in some stereotyped apartment anywhere in New York under the existing conditions. Just at present Mr. and Mrs. Mitchell are at Palm Beach,

where they have been spending the winter months, but they are expected back soon and the first thing they will do after returning to Philadelphia will be to make a pilgrimage to New York and occupy their unique stable home, which is ready and waiting to receive them.

INSIDE THE TRANSFORMATION IS MORE COMPLETE AS MAY BE SEEN FROM THIS VIEW OF THE MAIN STUDIO ROOM

Will Build Modern Studio "Flats" in Sheridan Square

New York has been called the city of paradoxes, and there are certain features of its physical make up alone which appear to justify the nickname. For instance, at over Manhattan street one climbs up about 150 steps to take the "subway." At St. Nicholas avenue and 155th street one notes with surprise—especially if he be a stranger—that the trip downtown by the "elevated" must be undertaken by descending over a viaduct and down several flights of stairs.

Perhaps one of the oddest kinks of old Manhattan is the fact that West Tenth and West Fourth streets cross each other, way over in Greenwich Village, where all the streets take on a sort of aimless Bohemian air and wander wildly until they end in nowhere (in particular).

All this leads up to an interesting news item regarding this same section where West Tenth and West Fourth streets cross each other's path. The same aimless street directions persist there, but the old dowdy quaintness of the neighborhood is fast disappearing. Since the rumble and roar of subway trains were first heard in the neighborhood of Sheridan Square, real estate values, which had been dormant for years, have begun to imitate the high cost of living. The village was converted up with the rest of the world, and rents, right in this crazy quilt district, are now on a par with many of the pretentious residential sections of the city.

There has of course been considerable modernizing of the section. The latest

evidence of this is found in the report that James N. Rosenberg, a law partner of Judge Abraham I. Ellius of the Court of Appeals, has bought the triangular block bounded by Seventh avenue, West Tenth and West Fourth streets from Harris and Maurice Mandelbaum and has engaged William Tauchau, the architect, to convert the old dwellings into modern studio apartments.

Mr. Rosenberg, when he isn't settling estates and preparing briefs, is a devoted student of the arts, particularly painting. He knows the practical possibilities of the future of the Village, and has instructed Mr. Tauchau to spare no pains to make the triangle a Mecca for art students seeking quarters with plenty of "atmosphere."

The two old houses will take on additional and when the work is done each will offer eight studios of three rooms, kitchenettes and baths. Vincent Pappas and Brother, real estate brokers who negotiated the sale, announces that the studios will rent for about \$2,000 a year. The apartments will be diagonally opposite the Greenwich Village Theatre.

If the kitchenettes can't supply the necessary sustenance for the hungry students of the Quarter, it has been arranged that the vacant lot at the corner facing Seventh avenue shall be improved with a real up-to-date building in which shall blossom forth a genuine Italian restaurant. This part of the improvement, Mr. Pappas says, is bound to come, no matter what construction the Supreme Court place on the constitutionality of "red ink" and 5 per cent. beer.

BROKERS' BUILDING TO HAVE CLUBROOM

Financiers Will Encourage Arts in 72 Wall Street.

The four story office building at 72 Wall street has been leased by Durell, Gregory & Co., brokers, of 7 Wall street, and the building is being entirely made over to suit the needs of the new occupants who will occupy it about May 1. It will be known as the Gregory Building and will be when completed one of the finest establishments of its kind in the Wall Street section. The company will also maintain its branch offices in upper Fifth avenue.

The foreign exchange department will occupy the first floor and there will be a rest room for ladies and also for gentlemen and a little library for both. The second and third floors are to be devoted to the brokerage department and the fourth floor when completed will be a section devoted to the higher arts.

R. H. Gregory, head of the firm, and John Gregory, a former magazine editor, who is a member of the firm, believe that there is a place in Wall street for those who are devoted to painting, sculpture and the like in their leisure hours. The offices with therefore be a meeting place where, when the Stock Exchange and banks close, there may be an exchange of ideas, and artistic work of the men and women of "the street" may be seen in full display.

TO SELL LONG BRANCH ESTATE OF J. A. HEARN

Holdings of Dry Goods Merchant on Auction Block.

One of the largest auction sales of nearby country property will be that of the holdings at Long Branch, N. J., of the late James A. Hearn, dry goods merchant, which his daughter, Mrs. de Gamra, wife of the Brazilian Ambassador, and the Bankers Trust Company have requested Arthur C. Sheridan, real estate auctioneer, to offer to the public at absolute voluntary auction on Saturday, April 24, at 3 o'clock in the afternoon in the Casino on the property.

The Hearn properties consist of a large residence, fully furnished, and also one unfurnished dwelling. On account of their architectural beauty they are among the best known properties along the Atlantic coast. They represent an outlay of over a half million dollars. The main residence is attractively arranged, fully furnished and ready for immediate occupancy, and will be sold separately from the unfurnished dwelling. The grounds are laid out typically English, with illuminated bronze lamps along the roadways and mosaic pathways.

Not the least unusual thing about this estate is the modern private casino on the grounds, where the main dwelling is built. It is a copy of the Shagley Manor in England.

SCIENCE CHURCH TO BUILD ON PARK AV.

Third Church Acquires Site at the Northeast Corner of 63d Street.

The Third Church of Christ, Scientist, of New York city has purchased through Pease & Elliman the property formerly owned by the Cox estate, at the northeast corner of Park avenue and Sixty-third street, where it plans to erect a substantial church edifice upon the termination of the present lease, which will expire in May, 1921. The property is 100x100 feet in size, and it is understood that the purchase price is in the neighborhood of half a million dollars.

The proposed edifice is expected to have a seating capacity of from fifteen hundred to eighteen hundred, and, located in the most generally accessible section of the city, will be within easy reach of visitors from all parts of Greater New York and from Long Island.

The Third Church is one of the oldest Christian Science churches in this city, its formation dating back to December, 1895, when it was incorporated as Metropolitan Third Church of Christ, Scientist, changing its name in 1899 to present appellation in order to comply with the uniform numerical system of designating Christian Science churches now in force throughout the world.

Third Church was formerly located at 15th street, near Madison avenue, where it owned the church edifice previously occupied by the Harlem Presbyterian Church, which it acquired in 1901. Neighborhood conditions in that part of the city of late years have changed so much that the church has finally been compelled to look about for a new location further down town, in the East Side territory. In anticipation of this step it transferred its reading room to the Southern Building, at 680 Madison avenue in February, 1919.

The church recently completed arrangements for temporary quarters at Liederkrans Hall, 111 East Fifty-eighth street, pending the erection of its new church edifice.

Horace S. Ely & Co. represented the sellers. Dean, King, Tracy & Smith, attorneys, represented the buyers, and Edwin H. Uplike represented the Cox estate.

THE HEIGHTS' NEEDS MORE BIG BUILDINGS

Rents Pinch All Grades of Tenants in Former Haven for Middle Class.

Ten years ago apartments and stores in the Washington Heights section were almost as "free as the air." The sudden development of that great healthful section as a result of the plans for rapid transit extension caused it to be a haven for the great middle class rent payer in the lower West Side of Manhattan. Today there is perhaps no other section of the city where so many of stores and apartments are more concerned over the notices of 50 and even 75 per cent. increase in rents due next October.

The congestion of population on the Heights is greatest at the intersections of Broadway and St. Nicholas avenue and St. Nicholas avenue and Amsterdam avenue. Today it is as difficult to rent an apartment or a store in these centers of life and trade as it is to find the proverbial needle in a haystack.

This is the condition that confronts the small and large merchants on Washington Heights, and which is the principal factor in the establishment of new business centers located just off the route of the subway.

Another result of the demand created by the enforcing of heavy increases in the rents of stores and apartments is the removal of the latter, are selling every opportunity to purchase private dwellings, apartment houses, new and altered business buildings and well located vacant lots in order that they may have some place in which to dwell and to carry on their business after October 1.

Properties Most Sought After.

The strongest demand, of course, is for the properties located closest to Broadway, St. Nicholas and Amsterdam avenues, with the preference being given to properties of suitable character located at or immediately adjacent to the intersection of two or more of these avenues, and, in consequence, at a junction point.

Such properties, it is obvious to even the layman, are those having the best future and falling most nearly within the scope of the present demand. It is, therefore, not natural that they should be the most sought after.

Because of the congestion of population on the Heights, in the district between the 157th and 168th street subway stations, and the fact that a

future "square" of great promise is formed from the intersection of Broadway and St. Nicholas avenue, in the vicinity of the 168th street station, the interest of storekeepers centers at the present time on obtaining quarters somewhere in this district or closely adjacent thereto.

Another interesting junction point, just off the line of Broadway, is formed by the intersection of St. Nicholas and Amsterdam avenues, at about 162d street, where a business district of no mean proportions has been developed since the opening of the subway. Audubon Square, by which name the vicinity of 157th street and Broadway has come to be known, is another of the Broadway sections where store and apartment rentals have gone beyond the limits of the average tenant, and where the larger and more prominent business interests may be expected soon to make their appearance. Such an invasion will result in an exodus of the smaller tenants of to-day, and the question then will be "where can we find a new business location?"

Looking to the Future.

It is this outlook that is forcing the Broadway and St. Nicholas avenue tenant to look about him far in advance of the expiration of his lease. The search for new quarters is carrying these tenants into the Washington Heights and business is overflowing not only into the avenues that parallel the route of the subway and Broadway, but also into the side streets adjacent thereto.

The narrowness of Washington Heights at this point is a decided factor in the situation, and it is the consensus among local interests that with the lapse of a very few years and the further congestion of population on Washington Heights properties in the side streets and the less prominent arteries of trade and travel will be in strong demand by business interests.

JEWELLERS GO TO NEWARK.

Space Shortage in Maiden Lane Area Drove Them Out of Town.

Expansion of the insurance business in lower Manhattan, which has been affected the jewelry trade in the Maiden lane zone, is reflected in the removal of one large Maiden lane firm to Newark. Through Louis Schlesinger, Inc., A. Wallach & Co. have leased the second floor of the new three-story loft building at 1115 Runyon street, Newark, from G. I. Lowrey & Co., manufacturers of optical goods.

Owners of the building will occupy the third floor for their business. The lessees have been conducting their diamond business for several years at 87 Maiden lane. William Rosenberger represented them in the lease. Louis Schlesinger, Inc., reports that the inability of jewellers in the Maiden lane district to find new quarters in Manhattan is causing a number of negotiations for leasing space in Newark.

SAYS HUNTING PROFITEERS WILL NOT BUILD HOUSES FOR NEW YORK

Realty Board Defines Its Attitude in Rent Situation—Admits Emergency Exists but Says, "Fair Dealing Landlords Should Be Protected"—Hopes Bills at Albany Will Be Amended—Franklin Pettit Calls Legislation Invasion of Property Rights

To the resident of New York the most interesting spot on the entire globe at this minute is Albany. Berlin, Florence, Petrograd and Constantinople are temporary out of the running. All eyes are turned toward the State Capitol, where the rent question is being thrashed out in a superheated atmosphere which, many suspect, will not be conducive to cool calm and constructive reasoning.

Whatever else may be said for the situation it certainly possesses a strong dramatic flavor. To call it critical would be at best an anemic description of a set of circumstances that threaten to seriously cripple the real estate market and complicate the housing situation by preventing the resumption of building. If the Legislature jams through the threatened programme of anti-profiteers laws without amendment or modification there is little doubt in the minds of builders and mortgage men that capital will be scared out of the construction market, which is already suffering keenly for lack of funds. Then, authorities point out, what may look like a salvation to the tenant will in reality prove an irritant.

Substantial real estate interests are ready to concede the existence of an emergency calling for some kind of immediate action. Some go so far as to endorse the Black bill designed to put a stop to "wash sales" and to protect the tenant who rents his apartment from month to month. Like Franklin Pettit, however, they refuse to endorse any legislation which interferes with the full rights of ownership of property or which would place in the hands of City Maristries or others the right to fix rental values. Mr. Pettit believes that if the drastic legislation is passed the various real estate organizations and mortgage lenders will "bring such pressure to bear upon such landlords as may be the real offenders to insure fair treatment to the landlord and tenant alike."

Realtors Would Cooperate.

The attitude of the Real Estate Board of New York as reflected in a statement issued yesterday by its executive secretary, Richard O. Chittick, may be regarded as a crystallization of the opinion held by the reputable real estate interests of the city. The board "deprecates to the fullest extent the action of those who are taking advantage of the situation to charge exorbitant rents but is opposed to the principle of rent regulation and the invasion of the rights of contract embodied in the bills proposed by the special joint committee on

housing." It expresses a willingness to cooperate to the fullest extent with the legislators working on the housing bills, but it is fearful of certain aspects of the proposed legislation and desires to "safeguard the interests of fair dealing landlords." Finally it makes the point that "the unreasonable and oppressive" and that they may be set up as a defense against all actions for rent recovery.

All this was set forth in a series of resolutions adopted by the Board of Governors of the Real Estate Board and read in the Assembly Chamber in Albany last Tuesday at the hearing before the Joint Cities Committee of the Senate and Assembly. The resolutions set forth that the housing shortage in New York city cannot be remedied except by immediate and intensive construction; that the chief obstacle to new housing is lack of funds and that this housing is due primarily to the fact that mortgages are taxed as to their income under Federal and State law. Wherefore the Board in its desire to remedy the housing situation recommended that the legislative committee amend amendments to the proposed bills limiting the emergency legislation to multi-family housing, and that the Senate and Assembly pass a measure freeing the mortgage from the burden of the State income tax, and finally that the State Legislature memorialize Congress to take similar steps regarding the Federal income tax.

The board was represented at Albany on Tuesday by A. C. MacNulty, its special counsel. The hearing was the actual boiling point in the rent controversy and feeling ran so high as to precipitate several near fist encounters of the lawless type. Mr. MacNulty managed to steer clear of personal recriminations, however, and was thus able to press home his point regarding the necessity for amendments and mortgage tax exemption. According to the statement of the board reporters received from Albany indicate that both of these points are likely to be conceded, although the tax exemption will probably be only partially granted.

The Realty Board in its statement in-

ferred by Mr. Chittick analyzes the three most important bills under consideration at Albany and states the objection to them advanced by the board. It first deals with the bill which provides that all rent increases of more than 25 per cent. may be regarded as presumptively "unjust, unreasonable and oppressive," and that they may be set up as a defense against all actions for rent recovery.

The board asked that this bill be amended to apply only to premises occupied for dwelling purposes "by more than one family, except a room or rooms in a hotel, apartment hotel, lodging or rooming house." The board also raised the point that the increase of 25 per cent. while in some cases reasonable would in many others spell hardships for fair dealing landlords, especially where increased carrying charges are involved. The board also made the following suggestions:

"That to avoid congestion in the courts likely to arise from jury trials and to avoid placing the case of the landlord in the hands of a possibly prejudiced jury of local trades people and small rent payers, the reasonableness of the rent be left to the decision of the justice of the municipal court.

"What in order not to discourage new construction of additional housing or to intensify competition for existing quarters the bill be amended so as to make it applicable only to new constructions or to old ones substantially reconstructed for multi-family use.

"That in order to meet the convenience alike of tenants and landlords the bill should become automatically repealed on September 30, 1922, rather than on November 1 of that year as intended in the bill as introduced.

"Another bill quite as important if not more so," continues the statement, "provides that presentation of a petition in summary proceeding to recover possession of real property in first and second class cities shall be an election by the landlord to terminate tenancy which might otherwise arise by operation of law. There are provisions for a discretionary stay of issuance of warrant for the granting and continuing a stay and for payment of deposit of rent to the court to be paid to landlord as may be finally adjudicated. Any provisions of a lease whereby the lessee or tenant waives any provision of this act shall be deemed against public policy and void. The act is to continue in force until November 1, 1922.

Points Out Defects of Bills.

"The brief prepared by Mr. MacNulty sets forth that this bill if enacted as it stands would impair the obligation of contracts for the sale of real property or the lease of real property, and would also militate against the sale of residence property to tenants and others upon a cooperative basis. It would also prevent the demolition or substantial reconstruction of buildings that are unsafe or undesirable, and prevent the personal occupancy of the landlord or his family of his own property. More important than these, the bill, if enacted in its existing form, would operate to deter builders from the construction of new housing and the substantial reconstruction of buildings now unsafe or otherwise undesirable.

"The inevitable result of this bill will be that the courts will be inundated with a flood of such cases, which will so congest their calendars that it will be months, if not years, before a majority of such litigations can be heard and disposed of. In the meantime, thousands of tenants will pay no rent for months to come.

"For these reasons, it is suggested that the bill be amended to provide, that in case the tenant shall have been served at least thirty days before date of the termination of his tenancy with a notice, in writing, that the landlord

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